

# AMBER WERCHON

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12/22 Anzac Avenue Maroochydoore QLD

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Amber Werchon Property presents to the market, 12/22 Anzac Avenue, Maroochydoore: this expansive ground floor apartment in the well-located 'Rivers on Duporth' complex offers stylish, comfortable coastal living of the highest calibre within walking distance to the river, dining, shopping, and CBD.

Comprising two bedrooms, two bathrooms, open plan living flowing out to north facing covered patio (12m2) and generous sized fenced courtyard (additional 25m2), modern kitchen, and laundry; plus, secure basement parking for one vehicle with floor to ceiling storage cage.

Current owner-occupier has meticulously maintained, and it has been freshly painted throughout; presentation is

[For full version visit the website](https://www.amberwerchon.com.au/sale/qld/sunshine-coast/maroochydoore/residential/house/7916693)

**Type** : House  
**Price** : \$690,000  
**Building Size** : 107 sqm  
**View** : <https://www.amberwerchon.com.au/sale/qld/sunshine-coast/maroochydoore/residential/house/7916693>



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ARTIST'S IMPRESSION ONLY: Every effort has been taken to ensure the accuracy of this floor plan's measurements and areas; however, measurements are approximate, and no responsibility is taken for any error or misrepresentation made by the artist. No guarantee is offered, and the use of this floor plan is for illustrative purposes only.

12/22 Anzac Ave, Maroochydore

INTERNAL - 95 SQM  
PATIO - 11 SQM  
PORCH - 1 SQM  
TOTAL - 107 SQM